

Consultation Response from KC, Highways Development Management
2025/90891 Land at, Yew Tree Road, Birchcliffe, Huddersfield, HD2 2EQ
Variation of conditions 1 (Plans), 2 (Materials), 6 (Landscaping), 7 (Landscape Management Plan), 14 (Ecological Design Strategy) on previous permission 2021/91933 for reserved matters application pursuant to outline permission 2018/90776 for erection of 10 dwellings
Date Responded: 4-11-2025. Responding Officer: Mark Berry Responding Ref: 4-1-50.

This application seeks approval to the variation of conditions 1 (Plans), 2 (Materials), 6 (Landscape Works), 7 (Landscape Management Plan), and 14 (Ecological Design Strategy) of previous permission 2021/94363 for reserved matters application pursuant to outline permission 2018/90151 for erection of 17 dwellings at Land at, Yew Tree Road, Birchenclyffe, Huddersfield.

Further to the highways consultation response dated 14th July. Following extensive discussions with the Councils Section 38 Highway Adoptions Team and the provision of a Road Safety Audit and Designers Response the revised proposals shown on combined planning layout number Z234.009 rev E are considered acceptable.

Suggested conditions

Areas to be surfaced and drained

Prior to the development being brought into use, the approved vehicle parking areas shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (**parking areas**)' published 13th May 2009 (ISBN 9781409804864) as amended or superseded; and thereafter retained throughout the lifetime of the development.

Reason: In the interests of highway safety and to achieve a satisfactory layout

Footway to be Provided

Notwithstanding the details shown on the approved plan, the development shall not commence until a scheme detailing the provision of a 2.0m wide footway to the Yew Tree Road and Burn Road frontages of the development site, 2.4 x 43 m visibility splays from the proposed site access onto Yew Tree Road, construction specification, surfacing, drainage and kerbing including the relocation of existing telegraph poles, signing and street lighting columns and associated highway works has been submitted and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been implemented and thereafter retained throughout the lifetime of the development.

Construction Management Plan

Prior to the commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include a timetable of all works, details of point(s) of access for construction traffic, vehicle sizes and routes, times of vehicle movements, parking for construction workers, pre-development road condition surveys, wheel washing facilities within the site, The development shall be carried out strictly in accordance with the CMP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority. Upon completion of the development, post-development road condition surveys and a schedule of remedial works shall be submitted to and approved in writing by the Local Planning Authority, and the approved remedial works shall be carried out following the completion of all construction works

related to the development. Reason: In the interests of amenity and highway safety, to ensure the risk of flooding does not increase during the construction phase, to limit the siltation of any on-site surface water features, and to accord with Policies LP21 and LP52 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure appropriate measures to protect amenity, maintain highways safety and reduce flood risk are agreed at an appropriate stage of the development process.

Footnote.

The granting of planning permission does not authorise the carrying out of works within the highway, for which the written permission of the Council as Highway Authority is required. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) regarding obtaining this permission and approval of the construction specification. Please also note that the construction of vehicle crossings within the highway is deemed to be major works for the purposes of the New Roads and Street Works Act 1991 (Section 84 and 85). Interference with the highway without such permission is an offence which could lead to prosecution.